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Hackney Gardens, Hackney, E8 **Prices from £575,000**



Hackney Gardens is a collection of 58 luxury apartments surrounded by landscaped pathways and gardens, tucked discreetly away and adjacent to the grounds of an 18th Century Church in the heart of Hackney.

The apartments are split between two new buildings, Wyles House and Blackburn House, situated off Prodigal Square, a new, semi-public space at the heart of the development which will sit beside a new community centre focused on arts-based activities.

Most apartments have a unique layout and each will have outside space in the form of a garden, terrace or balcony. The high specification finish includes built-in Siemens appliances, underfloor heating, engineered oak flooring, LED lighting and video entry systems. A daytime concierge will be based in Blackburn House and will serve all apartments.

Hackney Gardens is a unique location, moments from the social hotspots of Hackney Central and the cool nightlife of Dalston, yet within touching distance of the City of London and its neighbouring areas of Spitalfields, Shoreditch and Hoxton.

Its open spaces, thriving nightlife and burgeoning community of creative and tech start-ups ensure a bustling energy and a rich cultural mix.

The area also now boasts an eclectic mix of independent retailers and specialist street markets selling everything from fresh produce to vintage goods. A slew of pubs, bars and restaurants are now established not least the new St John at Hackney Brewery, beer garden and taproom, just a stone's throw away.

17 bus routes traverse London from this spot, a two-mile cycle south takes you to the City. By train it's only nine minutes to Liverpool Street from Hackney Downs. If the tube is needed, then pick up the Overground at Hackney Central and go west to Highbury & Islington (Victoria Line), east to Stratford (Jubilee and Central Line).

Flat	Block	Floor	Bed	Amenity	Sq M	Sq Ft	Price
5	Blackburn	First	1	Balcony	52.2	562	£575,000
14	Wyles	First	1	Balcony	49.6	534	£585,000
19	Blackburn	Second	1	Balcony	51.2	551	Reserved
21	Blackburn	Second	1	Balcony	56.1	604	Reserved
9	Blackburn	Second	2	Balcony	65.2	702	£735,000
26	Blackburn	Third	2	Large Terrace	92.6	997	Reserved
3	Wyles	Lower/Upper Ground	2	Large Garden	69.8	751	£825,000
13	Wyles	First	3	Balcony	79.2	853	£850,000
4	Wyles	Lower/Upper Ground	2	Garden	80.9	871	Reserved
16	Wyles	Second	3	Balcony	99.4	1070	£975,000
27	Blackburn	Third	3	Large Terrace	95.2	1025	Reserved
29	Blackburn	Lower/Upper Ground	3	Garden	124.4	1339	£1,150,000
31	Blackburn	Lower/Upper Ground	3	Large Garden	126	1356	Reserved
21	Wyles	Third	3	Large Terrace	128	1381	Reserved
22	Wyles	Third	3	Large Terrace	112.4	992	Reserved
25	Blackburn	Third	4	Very Large Terrace	136.2	1466	Reserved
22	Blackburn	Second	3	Balcony	82.5	888	£860,000
30	Blackburn	Lower/Upper Ground	3	Large Garden	126	1353	£1,190,000

